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HOMEOWNERS ASSOCIATION

BOARD MEETING MINUTES

The Coronado Cays Homeowners Association held a special meeting on Tuesday, January 13, 2009, in the Grand Caribe Room.

Board members in attendance and constituting a quorum were:

Stuart Landersman, President
Kim Tolles, Secretary
Jim Besikof, Director
David Herring, Vice-President
Mark Conrad, Director
Fred Brown, Director
Carla Bacon, Director (*left at 3:30 p.m.*)
David Love, Director

Antigua Village
Bahama Village
Blue Anchor Cay
Jamaica Village
Kingston Village
Mardi Gras Village
Port Royale Village
Trinidad Village

Absent:

Rudy Dew, Director
David Clopp, Director

Green Turtle Cay
Montego Village

Staff present:

Larry Peterson, General Manager
Clarence Freeman, Director of Safety & Code Enforcement
Kevin Brenden, DockMaster
Kathie Kaiwi, Accounting Assistant

I. REGULAR SESSION

President Landersman called the meeting to order at 2:00 p.m. He welcomed all members to the meeting.

President Landersman briefed the public on topics covered in Executive Session: The need to make a recommendation to the City of Coronado concerning the Trinidad Village docks. Reviewed a letter from Loftin Firm Attorneys at Law. He also mentioned that discussion of the proposed Airport in South Bay would be discussed at a future regular Board meeting.

II. Pledge of Allegiance

III. Introduction by Director Love, Trinidad Village

In June of 2007 it was identified that the Trinidad Docks were in serious need of repair/replacement. Trinidad Village Docks Inc. did not reserve funds for this. Decision was to privatize ownership of the docks.

IV. Oral Communications:

Allen David, 39 Port of Spain, acting President of TVDI – Introduced John Rodriguez, attorney for Trinidad Village Docks Inc.

John Rodriguez, Attorney for TVDI – 40 of 40 members of TVDI voted to privatize docks. Spoke on California laws concerning non-profit organizations' ability to sell assets, etc.

Dick Barck, 86 Kingston – Sent a letter to the December 2008 meeting of the Board, in response to the drafted recommendations of the Trinidad/Kingston Clubhouse Docks ad-hoc committee. Trinidad and Kingston share ownership of the clubhouse and he would like to continue to have the same access that he has had in the past; parking, security, etc. Suggested that an option might be for Trinidad Village to borrow from their reserves in order to purchase the clubhouse docks.

Bill Sommers, 53 Port of Spain, Treasurer of TVDI – There are 24 slips around the Trinidad Clubhouse. Eight cannot be used. At one time he was also in charge of hiring the contractors that maintained the docks. It is no longer financially feasible to do this. Director Herring asked why it was necessary to remove the headwalk. Mr. Sommers said that it was a majority vote of the TVDI Board. He also said there was an increased security risk with the headwalk. He went on to point out that Bellingham, the contractor, was in the final stages of plans and that it would be significantly more expensive to make changes at this point. He said that on-water homeowners had signed documents acknowledging that emergency personnel may be required to go through their homes.

Nancy Cornelius, 71 Port of Spain, TVDI Board member – When they purchased their on-water home, their original understanding was they owned the dock behind it, as they had membership to TVDI and was included in their purchase. Later they found out they didn't own their dock.

Rick Taylor, 79 Port of Spain – Homeowners were given misinformation about their docks when they purchased their homes.

Howard Crabtree, 47 Port of Spain - Off-water homeowners were recommended to make a financial offer for the docks but they didn't want to pay. And as far as emergency crews, he didn't think they would access a location by using a 'public' ramp, and would go through the home closest to the emergency. He also feels parking at the clubhouse is not an issue.

Dick Colt, 77 Port of Spain – Homeowner since 1970. Believes that the headwalls increases security issues. Pointed out his concern that General Manager Peterson said he could stop the forward movement of this project with a phone call. Director Herring said GM Peterson was not involved.

Shel Kulick, 89 Port of Spain – TVDI president when this began. Briefed the Board on TVDI's history.

Donna Love – The common areas in Trinidad are similar to those in Mardi Gras. In Mardi Gras they lead to the beach without access. Why should Trinidad common areas provide access to the docks.

Ella Crosier, 25 Blue Anchor – Didn't know why she was notified, or what her interest might be. But she felt that the common area has always provided access to the docks and should continue to do so. Questioned if there was some way Trinidad could keep their docks.

Rita Sarich, 84 Port of Spain and 95 Trinidad Bend – Unsuccessful at obtaining the TV/KV Clubhouse Docks Ad-Hoc Committee report, nor was she allowed to attend their meetings. TVDI did not offer an option to buy the docks.

Don Welch, 32 Trinidad Bend – Off-water resident. Asked past Director Harrigan how he could get involved and was told he had 'no say'. Off-water homeowners approached Mr. Crabtree of TVDI about representation but never got it. He spent many hours trying to get involved with possible solutions. The Articles of Incorporation defines the entire Cays as a marina community.

Donna Love, 75 Port of Spain – three and a half year resident. She has been attending Village meetings since she arrived. There were only nine off-water residents in attendance and they only spoke on why they weren't interested in purchasing a dock.

James Ford, 42 Trinidad Bend – Felt they were promised access to the 'common' docks. And now since the easements on the green-belts have been sold, he can't use it.

Bill Sommers – TVDI did offer the easement for one dock around the clubhouse, and access to the other clubhouse docks. HOA owns the seawalls at the club. **Director Tolles** pointed out that Trinidad and Kingston Villages share liability 55/45. **Director Love** believes the easement owners should not be responsible for the seawalls and that it should remain a TV/KV liability.

Dick O'Brien, 81 Port of Spain – proposes that since the greenbelts are wider at the seawall there is room for an additional dock with ramp, this could be made available for lease. This would require some conditions. 1. Off-water residents could collect funds to put in a dock/ramp and pay for the easement. 2. There needs to be a responsible part to maintain the docks. 3. Funds must be accounted for. 4. There should be enough money for insurance. It was pointed out that the easements were already sold.

John Rodriguez, Attorney for TVDI – Asked that they please approve the plans for the docks. President Landersman – Addressing Mr. Rodriguez said there was more to it than that. That what was before the Board was to write a letter of recommendation to the City of Coronado.

Bob Kennedy, 68 Port of Spain – Addressing Director Love, said that as a representative of the Village he has yet to organize off-water homeowners and address their interests. Is there a conflict of interest since he is a member of TVDI? President Landersman said the Director Love speaks for both sides, looking out for the entire Village. Director Love agreed that he should have organized something. But each homeowner has the ability to come to him with their concerns.

Tyler Meigs, 95 Port of Spain – Bought a house on the water because he wanted a dock behind his home. He could have bought elsewhere in the Village for less. “When is this going to end?” Director Herring said the docks behind the on-water homes have already been approved.

Beverly Dyer, 93 Trinidad Bend – Moved in when Trinidad was new. Promised they would always have access to the docks. She was on the Board when there was a seawall issue in Green Turtle and insurance was an issue. Why didn’t Trinidad purchase the docks like Jamaica Village did?

Following comments, **Director Herring** moved and **President Landersman** seconded the motion for the Board to send a letter to the City of Coronado recommending to approve the TVDI application to sell the Trinidad Village Clubhouse easements and to reconstruct the Clubhouse docks, provided that TVDI continues to work with the off-water residents in providing water access. The motion carried; six yeas, one abstention - Director Love, *Director Bacon absent*.

XIV. Announcements:

Due to the Holiday Season, the next regular Board meeting is 2:00 p.m. January 22, 2009, in the Grand Caribe room.

XV. Adjournment

Director Herring moved and Director Conrad seconded the motion to adjourn the meeting at 4:15 p.m.

CERTIFICATION OF BOARD & APPROVAL OF MINUTES:

“This is to certify that the Coronado Cays Homeowners Association is a California Nonprofit Mutual Benefit Corporation; that the Board is duly constituted; has made all decisions based on reasonable investigation, in good faith and with regard for the best interests of the community and its members; has exercised discretion with the scope of its authority under relevant statutes, covenants and restrictions in discharging its obligations; and, hereby approved the authenticity of actions reported in minutes of this meeting.”

Stuart Landersman, President

Kim Tolles, Secretary